

## CHAPTER 22A

### MANUFACTURING ZONE M-3

3-62  
17-90

- 22-A-1. Purpose and Intent**
- 22-A-2. Permitted Uses**
- 22-A-3. Conditional Uses**
- 22-A-4. Area Regulations**
- 22-A-5. Coverage Regulations**
- 22-A-6. Sign Regulations**

---

#### **22A-1. Purpose and Intent.**

This district is to be primarily for industrial uses related to the manufacture, testing and production of jet and missile engines, aircraft or spacecraft parts or similar heavy industry and also for the extraction and processing of raw materials. Industrial operations or uses which are not incompatible with the general purpose of this zone are included.

---

#### **22A-2. Permitted Uses.**

- |    |  |       |
|----|--|-------|
| 1. | Any permitted use in an M-2 Zone except dwelling units                 | 6-80  |
| 2. | Accessory uses and buildings customarily incidental to a permitted use |       |
| 3. | Home occupations - with no visiting clientele                          | 96-35 |
| 4. | Laboratories   |       |
| 5. | Machine Shop   |       |
| 6. | Office, business, professional and governmental                        |       |
| 7. | Public buildings and utilities   |       |
| 8. | Warehouse; welding shop  |       |

---

#### **22-A-3. Conditional Uses.**

- |    |   |       |
|----|---|-------|
| 1. | Any conditional use in an M-2 Zone  |       |
| 2. | Accessory uses and buildings customarily incidental to a conditional use  |       |
| 3. | Aircraft engine testing, including jet, missile and chemical engines  |       |
| 4. | Blast furnace   |       |
| 5. | Feed, cereal or flour mill; forage plant or foundry   |       |
| 6. | Home occupations - with visiting clientele  | 96-35 |
| 7. | Manufacture, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or explosives, asphalt, chemicals of an objectionable or dangerous nature, creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue, size or gelatin, ore, potash, proxylon, rubber or guttapercha, plastic, tallow, grease or lard, tar, roofing or waterproofing materials, furs, wool, hides |       |
| 8. | Ore bonification, smelting or refining of materials, steel or iron mills, mines, quarries; gravel pits  |       |
| 9. | Petroleum refining  |       |

10. Manufacturing, fabrication, assembly, canning, processing, treatment or storage of the following:
    - a. Acetylene gas, aircraft, airplanes and parts, automobiles and parts; alcohol
    - b. Brick, brass
    - c. Candles, cans, celluloid, cement, copper
    - d. Dyestuff
    - e. Emery cloth, excelsior
    - f. Feathers, felt, fiber, fish, film
    - g. Glass, glucose, gypsum
    - h. Hair, hardware
    - i. Ink, iron
    - j. Lamp black, linoleum, line
    - k. Meats, machinery, mail, matches
    - l. Oil, oil cloth, oiled rubber goods, oxygen
    - m. Paper, paint, pulp, pickles, pottery, plaster of paris
    - n. Shoe polish, stove polish, shoddy, soap and detergents, soda, starch, sauerkraut, salt, steel, shellac
    - o. Turpentine, tile, terra cotta
    - p. Vinegar, varnish
    - q. Yeast
  11. Metals and metal products extraction, treatment and processing including the extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives 2-70
  12. Missiles and missile parts
  13. Public Utility Substations 96-42
  14. Private Recreation Areas 28-94
  15. Railroad yards, shop or roundhouse; rock crusher
  16. Deleted 2002-21
  17. Site leveling and preparation for future development 3-91
  18. Spacecraft and spacecraft parts
  19. Storage of Petroleum
- 

#### **22A-4. Area Regulations.**

No building for industrial uses shall be constructed and no premises shall be used for such purposes on any lot which has an area of less than twenty thousand (20,000) square feet. 14-92

---

#### **22A-5. Yards, Widths and Height Regulations.**

No industrial building or structure shall be located closer than fifty (50) feet to any street or highway. The minimum lot width for all industrial buildings or uses shall be one hundred (100) feet. Height of structure shall conform to provisions of Chapter 27, Airport Zones.

---

#### **22A-6 Coverage Regulations.**

No building, structure or group of buildings with their accessory building shall cover more than eighty percent (80%) of the area of the lot.

---

**22A-7. Sign Regulations.**

The height, size and location of the following permitted signs shall be in accordance with Chapter 23-19 and as follows:

1. Advertising signs and billboards, provided the following conditions are met:
    - a. Size - the maximum size of a billboard at any one location shall not be larger than one thousand (1,000) sq. ft.
    - b. Spacing - the minimum distance between any two billboards adjacent to and facing a highway shall be five hundred (500) feet
  2. Animated Signs
  3. Business signs, not exceeding in area five (5) square feet for each foot of street frontage with a maximum of six hundred fifty (650) square feet for each sign, provided that Business Signs adjacent to and within six hundred and sixty (660) feet of a federal Aid Primary Highway, may have a maximum size of one thousand (1,000) square feet for each sign
  4. Flat sign
  5. Ground sign
  6. Identification sign, illuminated sign
  7. Name Plate
  8. Property sign, projecting sign, public necessity sign
  9. Roof sign
  10. Service sign
  11. Temporary sign
-